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U.S. DEPARTMENT OF THE INTERIOR
Bureau of Land Management

Oregon State Office
P.O. Box 2965
Portland, Oregon 97208

Oregon and Washington Planned Land Sales First Quarter Fiscal Year 1986

December 18, 1985

BLM OFFICES IN OREGON & WASHINGTON

Oregon State Office 231-6274
825 NE Multnomah Street
P.O. Box 2965
Portland, Oregon 97208

Burns District 573-5241
74 South Alvord Street
Burns, Oregon 97720

Coos Bay District 269-5880
333 South Fourth Street
Coos Bay, Oregon 97420

Eugene District 687-6651
1255 Pearl Street
P.O. Box 10226
Eugene, Oregon 97401

Lakeview District 947-2177
1000 Ninth Street S.
P.O. Box 151
Lakeview, Oregon 97630

Klamath Falls Resource Area 883-6916
6200 S. 6th Street
Klamath Falls, Oregon 97601

Medford District 776-4174
3040 Biddle Road
Medford, Oregon 97504

Prineville District 447-4115
185 East Fourth Street
P.O. Box 550
Prineville, Oregon 97754

Roseburg District 672-4491
777 NW Garden Valley Blvd.
Roseburg, Oregon 97470

Salem District 399-5646
1717 Fabry Road, SE
P.O. Box 3227
Salem, Oregon 97302

Tillamook Resource Area 842-7546
6615 Officer's Row
Tillamook, Oregon 97141

Spokane District 509-456-2570
East 4217 Main
Spokane, Washington 99202

Wenatchee Resource Area 509-662-4223
1133 N. Western Avenue
Wenatchee, Washington 98801

Vale District 473-3144
100 Oregon Street
P.O. Box 700
Vale, Oregon 97918

Baker Resource Area 523-6391
P.O. Box 987
Baker, Oregon 97814

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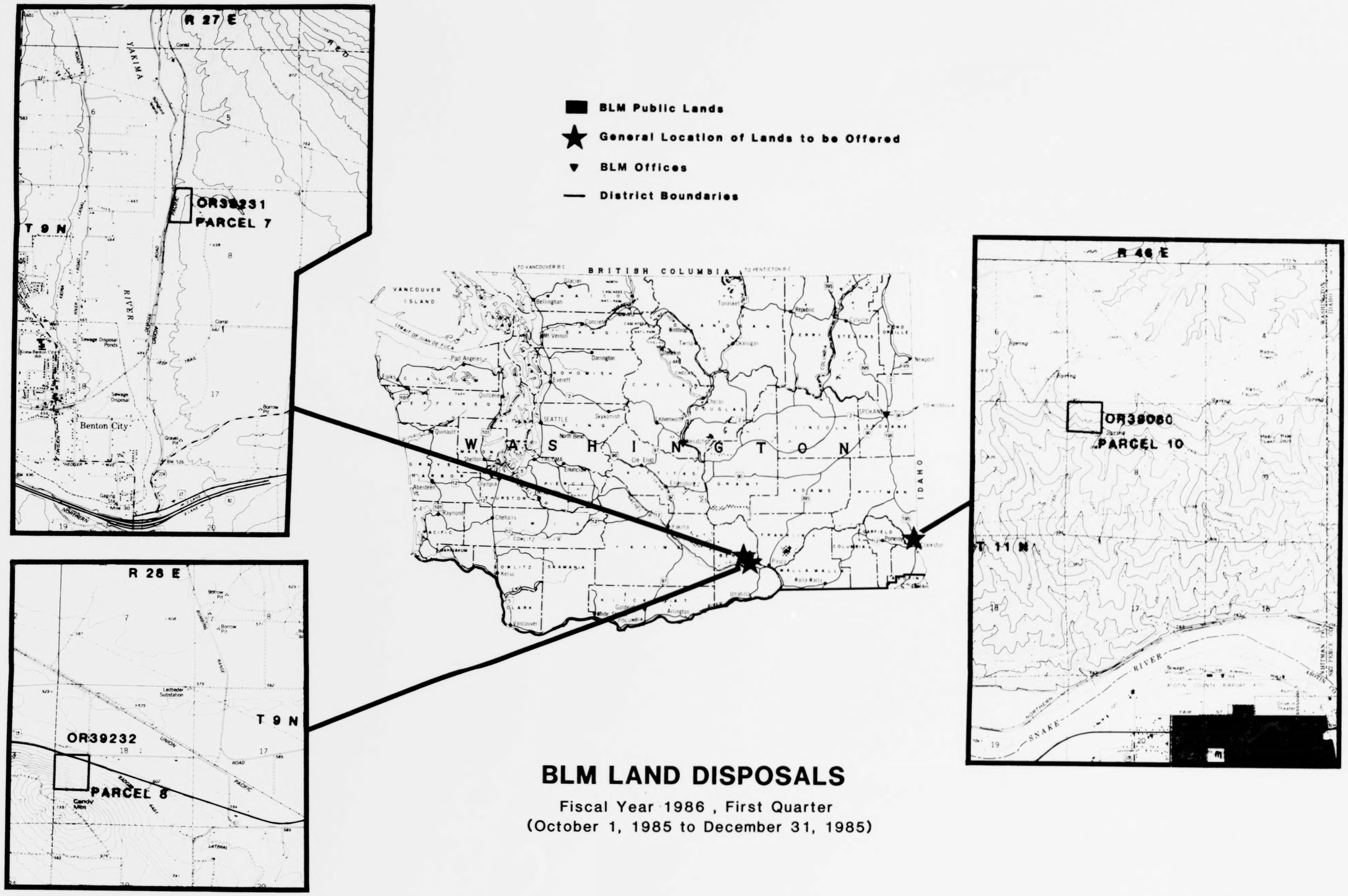

BLM LAND DISPOSALS

Fiscal Year 1986 , First Quarter
(October 1, 1985 to December 31, 1985)

LAND SALE

This brochure describes public land to be offered for sale on December 18, 1985 by the Bureau of Land Management in Oregon and Washington.

The parcels are scheduled for sale at the time and under the terms specified in this brochure. If there are adverse comments received as a result of the Notices of Realty Action or notification of the congressional delegation, they will be evaluated and could result in modification of sales or withdrawal of all or portions of the land from the offers to sell. Interested parties should continue to check with the appropriate District Office to keep themselves advised of any changes.

The District Managers have determined with State Director concurrence, that the existing BLM land-use plans are in compliance with the principles of multiple use and sustained yield and were developed with public participation and governmental coordination. Use of existing BLM land-use plans as a basis for land disposal actions is specifically authorized by BLM planning regulations 43 CFR 1610.8.

Further details not covered in this brochure such as copies of land-use planning documents, environmental analyses, appraisal reports, and other documents relating to these sales are available from the appropriate District Office.

BLM may be offering additional lands for sale in Oregon and Washington. For information concerning future sales, contact any BLM District, Area Office or the State Office.

Bidder Qualifications:

Federal law requires that this land may be sold only to either, 1) citizens of the United States 18 years of age or older; 2) corporations subject to the laws of any state or the United States; 3) other entities such as associations and partnerships capable of holding lands or interests therein under the laws of the state within which the lands are located; or 4) states, state instrumentalities or political subdivisions authorized to hold property.

Sale Procedures:

The lands will be offered by sealed bidding. There will be no oral bidding. In no case will the lands be sold for less than fair market value appraisal.

Sealed bids will be considered only if received at the appropriate District Office before 10 a.m. Dec. 18, 1985. Each bid must be accompanied by a certified check, postal money order, bank draft, or cashier's check made payable to the Bureau of Land Management for not less than the percent of the amount of the bid, specified under the parcel listings, and must be enclosed in a sealed envelope marked with the BLM serial number, the parcel number, and the sale date. If two or more equal sealed bids are the highest bid for a parcel, the successful bid will be determined by supplemental bidding.

Some parcels are offered through modified competitive bidding. This means a designated person(s) is given a preference right to meet the highest sealed bid and purchase the parcel. If the preference holder(s) fail to act, the preference right is waived and the parcel will be sold to the highest bidder.

The successful bidder must submit the remainder of the bid by cash, personal check, bank draft, money order, or any combination within 180 days after notification that payment is due. Failure to submit the remainder of the bid within 180 days will result in the cancellation of the sale of that parcel and the bidder's deposit will be forefeited. The highest bid will be accepted or rejected in writing and all unsuccessful bids will be returned no later than 30 days after the sale.

Parcels not sold on the day of the sale will remain available for sale until withdrawn or sold. Sealed bids will be accepted on unsold parcels at the appropriate District Office by mail or in person during regular business hours. Any sealed bids received will be opened the first Wednesday of each month until the parcel is either sold or withdrawn.

Title documents to lands sold will be issued and sent to the successful purchaser as soon as possible after acceptance of the high bid offer and submission of full payment. Protests and appeals could delay notification that full payment is due.

Spokane District, East 4217 Main Avenue, Spokane, WA 99202, Phone No. (509) 456-2570

Serial and Parcel No.	Size (Acres)	Legal Description	Minimum Acceptable Bid	Preference Bid Deposit (percent)	Holder(s) (Name(s))
OR 39231 (WA) Parcel No. 7	22.76	T. 9 N., R. 27 E., W.M. sec. 8, Lot 1	$8,100	30	Competitive
OR 39232 (WA) Parcel No. 8	38.81	T. 9 N., R. 28 E., W.M. sec. 18, NW¼SW¼ (Lot 3)	$35,000	20	Competitive
OR 39080 (WA) Parcel No. 10	40.00	T. 11 N., R. 46 E., W.M. sec. 8, NW¼NW¼	$3,000	30	Competitive

General Description

Parcel 7 is located in Benton County, 2 miles north of Benton City on the Demos (County) Road, on a west-facing upland side slope on the east bank of the Yakima River. Elevations range from 480 feet to 680 feet above sea level. The parcel is moderately steep. Slopes are approximately 20 percent. Vegetation consists of shrubs and native perennial and annual grasses. The parcel is unimproved. Legal access is available from the Demos Road. A Union Pacific Railroad right-of-way crosses the parcel adjacent to the county road and the river.

Parcel 8 is located in Benton County, 5 miles east of Benton City on U.S. 12, on the north slope of Candy Mountain. Elevations range from 600 feet to 1,250 feet above sea level. The parcel is moderately steep with slopes ranging from 20 to 50 percent. Vegetation consists of native perennial and annual grasses and shrubs. The parcel is unimproved. Legal access is available from U.S. 12, crossing the parcel.

Parcel 10 is located in Whitman Co., approximately 2 miles northwest of Clarkston. Elevations range from 2,400 to 2,800 feet above sea level. Vegetation consists of shrubs and native perennial and annual grasses. The parcel is unimproved and lacks legal access. Physical access is available by four-wheel drive vehicle. The parcel will be sold subject to an existing oil and gas lease.

All three parcels will be sold subject to a reservation to the United States for ditches and canals and all mineral rights.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
OREGON STATE OFFICE
P.O. BOX 2965—825 NE MULTNOMAH STREET
PORTLAND, OREGON 97208

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